



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324th meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

Item No. 324.03

- (viii) **Promoter:** Elite Housing Estate Maintenance Services LLP.
Project Name: "87th Avenue" - a Residential Colony under NILP-2022 to be developed over an area measuring 10.15 acres situated in Sector-87, Faridabad.
Temp Id: 2065-2026.
Date of consideration: 11.06.2026. (Through Circulation)

1. This application is for registration of project - "87th Avenue", a Residential Colony under NILP-2022 policy over an area measuring 10.15 acres (under migration from license no. 82 of 2024 dated 11.07.2024 granted for setting up of AGH Colony over an area measuring 8.775 acres along with fresh applied area measuring 1.375 acres) bearing licence no. 81 of 2026 dated 02.05.2026 valid upto 01.05.2031, situated in Sector-87, Faridabad granted in favour of Amolik Buildcon LLP, Elite Housing Estate Maintenance Services LLP in collaboration with Elite Housing Estate Maintenance Services LLP.

2. The present application has been examined, and the following deficiencies were conveyed to the Promoter vide letter dated 08.06.2026:

- Balance Sheet of last three years of the LLP be submitted.
- Payment Plan at CP-274 is not in order as the Promoter is charging 10% of sale price at the time of signing of builder buyer agreement.
- Valuation Report of Immovable Property of Ms. Sangita Sharma and Sh. Kartar Singh Partners of LLP) duly certified by registered Valuer not submitted
- Certificate by ACPL Design Ltd at CP- 267 is only limited to provide technical support for planning and designing commercial site of the project not the whole project. Also, it is not also certified that the technical support is upto completion of the project. Profile of the Architectural Co, be also submitted duly showing experts engaged and projects executed till date.



- v. Engagement letter with Chartered Engineer to develop the project and to provide technical support upto completion of the project has not been submitted.
 - vi. Clause 1 of REP-II is not as per prescribed format. It mentions that the only Promoter has legal title to the project land. However, Amolik Buildcon LLP is also having share in the said land.
 - vii. A joint undertaking by the promoter and all the land owner that:
 - a. Both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - b. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - c. No clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
 - d. Plots allocated to Landowner in lieu of Collaboration Agreement (in Tabular Form). The Promoter should also mention when will the possession of plots be given to the Landowners and who shall sell those units.
 - viii. The Director, Town & Country Planning has granted license no. 82 of 2024 dated 11.07.2024 valid upto 10.07.2029 for setting up of an Affordable Group Housing Colony over an area measuring 8.775 acres (having an FAR of 84516.43 Sq. Mts.) situated in the revenue estate of village Baselwa, Sector-87, Faridabad in favour of Elite Housing Estate Maintenance Services LLP. Based on this license, the Authority, has already registered the real estate project namely "87th Avenue" vide Registration No. HRERA-PKL-FBD-685-2025 dated 22.04.2025 valid upto 10.07.2029. Promoter has to submit an affidavit that no third-party rights were created or any draw was conducted for the earlier said license. Also, the Promoter be asked to submit bank account statements of 100%, 70% and 30% accounts of the already registered project.
 - ix. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted.
 - x. The potentiality of Town and the calculation of registration fee be submitted.
 - xi. Entry of License No. 81 of 2026 dated 02.05.2026 in the revenue record.
3. The promoter has submitted reply dated 09.06.2026, vide which deficiencies mentioned above have been complied except at serial no. iii, iv, v, vi, vii, viii and ix. In the interest of justice, one more opportunity is granted to the promoter.
4. Adjourned to 24.06.2026.



A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

True copy

Secretary (Acting),
HRERA, Panchkula

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